

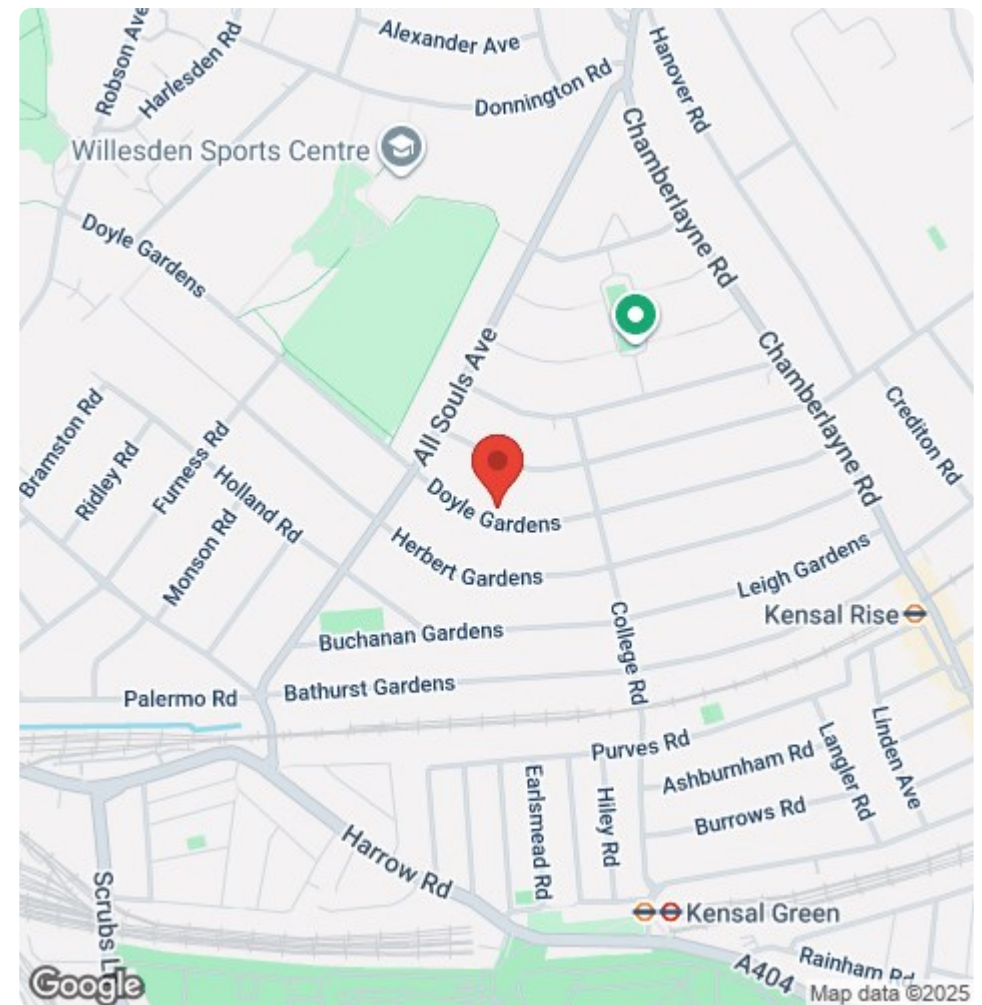
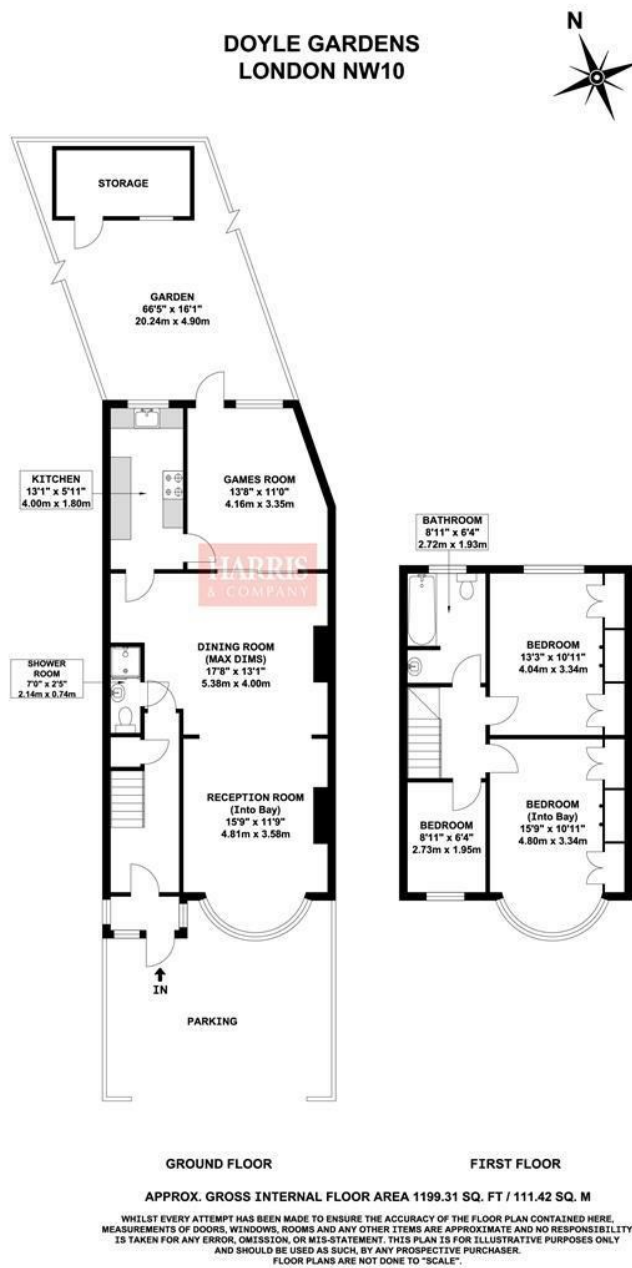
HARRIS
& COMPANY

DOYLE GARDENS, KENSAL RISE, NW10
GUIDE PRICE £1,050,000 FREEHOLD

A nicely presented 3 bedroom family house with private parking located on a popular road in the heart of Kensal Rise. The ground floor accommodation includes a south facing reception room, good size kitchen and private rear garden of some approx. 66 ft. The property has a convertable loft space subject to obtaining the usual planning consents. Sole agent. No upper chain. Early viewing is advised.

Location: Situated on popular Doyle Gardens, providing excellent transport links and local amenities are all within easy walking distance including Kensal Green tube/BR station (Bakerloo line) and Kensal Rise Overground which are found on Chamberlayne Road offering a variety of shops, eateries, gastro pubs / bars.





Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		81
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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